127.0	0001	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,700 / 919,700
					USE VALUE:	919,700 / 919,700
					ASSESSED:	919,700 / 919,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	ALBERMARLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOGUEIRA MARIA T
Owner 2:	
Owner 3:	
Street 1:	18 ALBERMARLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NOGUEIRA ANTONIO G -
Owner 2:	NOGUEIRA MARIA T -
Street 1:	18 ALBERMARLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,802 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2620 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6802.000	481,900	1,000	436,800	919,700
Total Card	0.156	481,900	1,000	436,800	919,700
Total Parcel	0.156	481,900	1,000	436,800	919,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.03 | /Parcel: 351.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	81654
GIS Ref	
GIS Ref	
Insp Date	05/19/18

!9818!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,900	1000	6,802.	436,800	919,700	919,700	Year End Roll	12/18/2019
2019	104	FV	370,500	1100	6,802.	436,800	808,400	808,400	Year End Roll	1/3/2019
2018	104	FV	370,500	1100	6,802.	386,900	758,500	758,500	Year End Roll	12/20/2017
2017	104	FV	347,700	1100	6,802.	324,500	673,300	673,300	Year End Roll	1/3/2017
2016	104	FV	347,700	1100	6,802.	324,500	673,300	673,300	Year End	1/4/2016
2015	104	FV	310,100	1100	6,802.	280,800	592,000	592,000	Year End Roll	12/11/2014
2014	104	FV	310,100	1100	6,802.	271,500	582,700	582,700	Year End Roll	12/16/2013
2013	104	FV	322,600	1100	6,802.	258,400	582,100	582,100		12/13/2012

PRINT

Date	Time
12/11/20	00:13:48

LAST REV

Date	Time
10/12/18	09:06:21
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9818

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOGUEIRA ANTONI	66667-250		1/13/2016	Convenience	1	No	No		
BERENYI JOHN L	32140-145		12/15/2000		480,000	No	No		
	12228-85		6/13/1972		42,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2010	448	Re-Roof	7,430					
5/20/2004	471	Manual	19,920					retaining wall 15

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
11/6/2008	Meas/Inspect	355	PATRIOT
4/7/2000	Inspected	264	PATRIOT
1/19/2000	Missed Appt.	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6802		Sq. Ft.	Site		0	70.	0.92	8									436,844						436,800	

Total AC/HA: 0.15615 | Total SF/SM: 6802 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 436,844 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05076337
Const Adj.:	0.99989998
Adj $ / SQ:	178.612
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654761
Depreciation:	172857
Depreciated Total:	481904

COMMENTS

OF=TOILET ON SFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

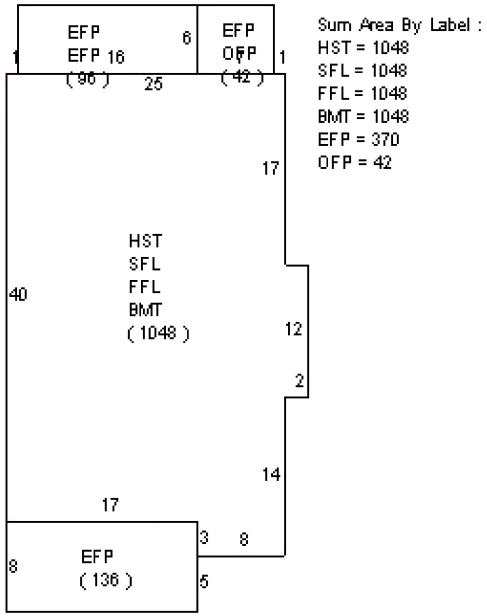
No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	118.11
Final Total:	481900	Val/Su SzAd	183.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	53.580	56,156
FFL	First Floor	1,048	178.610	187,185
SFL	Second Floor	1,048	178.610	187,185
HST	Half Story	524	178.610	93,593
EFP	Enclos Porch	370	34.580	12,794
OFP	Open Porch	42	44.000	1,848

Net Sketched Area:	4,080			Total:	538,761
Size Ad	2620	Gross Are	4604	FinArea	2620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X25	A	AV	2000	3.25	T	15.2	104			1,000			1,000
2	Frame Shed	D	Y	1	8X10	G	GD	2005	0.00	T	8.4	104						

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000